

FINAL

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION MEETING**

Wednesday, May 2, 2012

6:00 p.m.

**Cottonwood Heights City Council Room
1265 East Fort Union Boulevard, Suite 300
Cottonwood Heights, Utah**

ATTENDANCE

Planning Commission Members:

Perry Bolyard, Chair
Lindsay Holt
James S. Jones
Dennis Peters
Joseph L. Scott
Jennifer Shah

City Staff:

Brian Berndt, Planning Director
Larry Gardner, City Planner
Shane Topham, City Attorney
Kory Solorio, Deputy City Recorder
Natalie Callahan, Youth City Council Representative

BUSINESS MEETING

1.0 WELCOME/ACKNOWLEDGEMENTS – Chair Bolyard.

Chairman Bolyard called the meeting to order at 6:00 p.m.

2.0 CITIZEN COMMENTS

There were no citizen comments.

3.0 PUBLIC HEARINGS

3.1 (Project #WT 12-002) Public comment on a request from Verizon Wireless Communications to replace an existing cell tower with a new 65-foot high monopole on the southeast side of the property located at 3470 East Bengal Boulevard.

(18:01:24) Planning Director, Brian Berndt, presented the staff report and stated that the proposal was for a conditional use permit for a new cell tower on the southeast corner of 3500 East and Bengal Boulevard. He described the adjacent properties as single-family and multi-family and stated that the General Plan and the zoning on the property were both Neighborhood Commercial. He explained that the existing pole would be replaced with one to be located six feet to the west of its current location and in one of the parking stalls of the Smith's Commercial Center. Mr. Berndt indicated that the proposal included the removal of four parking spaces but explained that the space had ample parking and described it as a non-issue. He described the

elevation of the proposed tower, which would go from a height of 47 feet to 65 feet and become co-locatable. He then described the tower which would house mechanical equipment, be flush-mounted, and match the brick color and style of the Smith's Commercial Center.

Doug Kofford identified himself as consultant to Verizon Wireless and explained that the new site was needed to handle the load of the existing system. He also noted that the current towers were currently exceeding capacity. Verizon spent a number of years trying to access this particular search ring, which was roughly one-half mile in diameter.

Commissioner Jones asked what the diameter difference was between the hole, what was being put up, and the existing hole. Mr. Kofford stated that the difference was approximately 18 inches. He explained that the reason for having such a wide hole was because of copper covering the coax cable. He explained that it was an inch to an inch and a half in diameter with 18 runs going up inside the pole. He went on to explain that the weight the poles support is extensive, which was the reason for going wider and taller. He noted that the additional height would improve the service as well.

A Commission Member asked how someone adding on later could run their copper lines. It was explained that they would also run it through the inside of the pole. There was some question as to whether any of the other towers in the area are co-locatable. Mr. Kofford was not sure but thought it was a possibility. He commented that one more carrier could be added to the existing pole. It was noted that the surrounding poles were co-locating and completely maxed out as far as capacity.

(18:09:41) A Commission Member asked if carriers adding on at a later time would have to add antennas to the poles. Mr. Kofford said that would be an option but they would more than likely do a flush-mount. He felt that one of the conditions of approval should be that any co-location be flush mounted. The Commission agreed and staff verified that it would be added as an additional condition of approval.

Mr. Kofford mentioned that the project includes the installation of four new shrubs on the east side of the building as well as a few large trees.

Barbara Caucane stated that in the northern area, near where she resides, there is a lot of underground wiring with a beautiful skyline. She objected to making the tower any higher than it is presently and felt that the residents would object also.

Sharon Masanople asked what search ring this would cover. She also asked what role it will play in terms of capacity load. She specifically wanted to know which carrier's capacity load it would be affecting. Mr. Kofford stated that he was not certain of the RF coverage, but believed it to be roughly one-half mile in diameter. He also indicated that the tower services the residents surrounding the tower and was meant specifically for Verizon Wireless users. He explained that the new tower will provide relief, or offload, to the surrounding towers.

A Commission Member asked Mr. Kofford to explain the reason the current cell tower was not sufficient and needs to be replaced. Mr. Kofford stated that the current tower has three antennas at the top, which was part of the old PCS system. The new systems being used, including LTE

and Digital Demand, allow for e-mail, text, and anything involving data downloads. He explained that the old system was not capable of picking up the extra traffic and transmission.

3.2 (Project #WT-12-005) Public comment on a request from T-Mobile Knudsen Corner to remove a roof top wireless antenna from the building located at 6322 South 3000 East and install a new roof top wireless antenna on the building located at 6340 South 3000 East.

(18:19:50) City Planner, Larry Gardner, presented the staff report and stated that there is an antenna currently on the building located at 6322 South 3000 East. The applicant plans to remove the antenna if the conditional use is approved and place it on a taller building that is 122 feet in height as opposed to the 80 foot building to the southeast. He described the location as the northeast portion of the City in the Old Mill Office Complex adjacent to the Cottonwood Corporate Center. The drawing submitted by the applicant was described which shows where the new proposed antenna will be placed. Mr. Gardner stated that there would be three individual antenna sleds placed 10 feet from the edge of the building and seven feet lower than the mechanical building.

Terry Cox was present on behalf of T-Mobile and stated that the reason for changing the location was because of a taller building that went up next to the building that houses the existing antenna, which blocked the transmission. He also stated that they would be bringing in new updated equipment.

Mr. Gardner stated that the applicant will match the color of antennas to the building and felt that they had done everything they could do to conceal them.

4.0 ACTION ITEMS

4.1 Approval of the April 18, 2012 Minutes.

(18:27:37) The minutes were reviewed and modified.

Commissioner Shah moved to approve the minutes with the change to the incorrect spelling of Chairman Bolyard's name, as noted. Commissioner Scott seconded the motion. Vote on motion: Lindsay Holt-Aye, James S. Jones-Aye, Dennis Peters-Aye, Joseph L. Scott-Aye, Jennifer Shah-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously.

5.0 ADJOURNMENT

Commissioner Shah moved to adjourn. Commissioner Peters seconded the motion. Vote on motion: Lindsay Holt-Aye, James S. Jones-Aye, Dennis Peters-Aye, Joseph L. Scott-Aye, Jennifer Shah-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously.

I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood Heights City Planning Commission Meeting held Wednesday, May 2, 2012.

A handwritten signature in cursive script, reading "Teri Forbes". The signature is written in dark ink and is positioned above a horizontal line.

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: 05/18/2012